This instrument prepared by: William D. Castleman, Atty.
101 Cumberland Ave.
Madison, Tn. 37115

WARRANTY DEED

BOOK 5884 PAGE 856

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Will C. Richards, et ux	Collateral Investment Company (NAME)	14D-50250 &
Rt. 3, Little Marrowbone Creek Road (STREET ADDRESS OR ROUTE NUMBER)	2100 First Ave. North (STREET ADDRESS)	14D-50084
Ashland City, Tennessee (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35203 (CITY) (ZONE) (STATE)	Map 45, Parcels 13 and 22

For and in Consideration of the sum of Ten and no/100---------- ($10.00) *DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Blake Emmons and wife, Katherine Natalia Emmons,

have bargained and sold, and by these presents do transfer and convey unto the said Will C. Richards and wife, Jacqueline F. Richards

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: according to a survey by R. L. Montoya - Land Surveying dated March 16, 1982 as follows:

BEGINNING at an iron pin in the south margin of Little Marrowbone Road, said point being 5.2 miles west of Eatons Creek Road; thence, leaving said south margin along an existing fence South 37 degrees 25 minutes 28 seconds East 396.30 feet to a point in the center of Little Marrowbone Creek; thence, leaving the center line South 28 degrees 31 minutes 05 seconds East 171.32 feet to a point 5 feet north of an existing power pole; thence South 48 degrees 17 minutes 12 seconds East 509.14 feet to a point; this being the beginning point of this described tract; thence, along the North side of this tract North 35 degrees 57 minutes 42 seconds East 136.25 feet to an iron pin; thence, South 80 degrees 43 minutes 54 seconds East 856.99 feet to the center of a creek or drain; thence, along said creek as follows: South 21 degrees 49 minutes 39 seconds West 82.00 feet; thence, South 21 degrees 35 minutes 56 seconds West 144.38 feet; thence North 72 degrees 13 minutes 44 seconds West 89.61 feet; thence South 58 degrees 54 minutes 38 seconds West 79.66 feet; thence, North 71 degrees 53 minutes 16 seconds West 121.01 feet; thence North 43 degrees 00 minutes 36 seconds West 53.03 feet; thence North 85 degrees 27 minutes 59 seconds West 90.79 feet; thence, South 82 degrees 21 minutes 50 seconds West 51.90 feet; thence, South 43 degrees 22 minutes 44 seconds West 71.18 feet; thence, South 75 degrees 04 minutes 50 seconds West 86.79 feet to a point in said creek and the intersection of another small creek; thence, along the center line of said creek North 56 degrees 58 minutes 55 seconds West 146.39 feet; thence, North 55 degrees 48 minutes 02 seconds West 203.22 feet; thence, North 46 degrees 43 minutes 04 seconds West 9.81 feet to a point; thence, leaving said creek along a fence passing the existing gate North 35 degrees 57 minutes 42 seconds 60.00 feet to the point of beginning, containing 5.00 acres, more or less.

Being a part of the property conveyed to the grantors herein by Installment Deed from Charles E. Allen & wife, Annie G. Allen of record in Bk. 4788, pg. 567, Register's Office for Davidson Co., Tenn.& of record in Bk. 169, pg. 521, Register's Office for Cheatham Co. Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 103,600.00

Subscribed and sworn to before me, this the 4th day of May 19 82

Affiant

My commission expires: 1-20-85

(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

05/13 2:31 6827

ALSO INCLUDED IN THIS CONVEYANCE IS AN INGRESS AND EGRESS EASEMENT IN AND TO THE 5.00 ACRE TRACT HEREINABOVE DESCRIBED. Said easement is described as follows:

LAND BEING PARTLY IN CHEATHAM COUNTY AND PARTLY IN DAVIDSON COUNTY AND DESCRIBED AS FOLLOWS:
BEGINNING at an iron pin in the South margin of Little Marrowbone Road, said point being 5.2 miles West of Eatons Creek Road, said point also being the Northwest corner of Allen Wayne Ladd's property as recorded in Deed Book 4739, page 680, Register's Office for Davidson County, Tennessee; thence along Ladd's West line with a fence South 37 degrees 25 minutes 28 seconds East 396.30 feet to a point in the center of Little Marrowbone Creek; thence, leaving Little Marrowbone Creek along the following calls, South 28 degrees 31 minutes 05 seconds East 171.32 feet to a point 5 feet North of an existing power pole; thence, South 48 degrees 17 minutes 12 seconds East 509.14 feet to a point in the Northwest line of the described 5.0 acre tract; thence, along said line South 35 degrees 57 minutes 42 seconds West 40.00 feet to a point 20 feet north of the creek; thence along a line South of the drive North 50 degrees 34 minutes 53 seconds West 468.90 feet to a point; thence, North 27 degrees 02 minutes 32 seconds West 238.30 feet to the center of Little Marrowbone Creek; thence, leaving the center line of Little Marrowbone Creek North 32 degrees 06 minutes 15 seconds West 136.90 feet to a point; thence, North 37 degrees 25 minutes 28 seconds West 250.00 feet to a point in the southerly margin of Little Marrowbone Road; thence, with said margin North 53 degrees 25 minutes 35 seconds East 20.00 feet to the point of beginning, containing 40509 square feet, 0.93 acres, more or less.

Being a part of the same property conveyed to Blake Emmons & wife, Katherine Natalia Emmons by deed (Installment) from Charles E. Allen & wif e, Annie G. Allen of record in Book 4788, page 567, Register's Office for Davidson County, Tennessee and of record in Book 169, page 521, Register's Office for Cheatham County, Tennessee.

Also being part of the same property conveyed to Blake Emmons and wife, Katherine N. Emmons by deed from Charles E. Allen & wife, Annie G. Allen of record in Book 175, page 534, Register's Office for Cheatham County, Tenn.

unimproved ( )
This is improved (X) property, known as Rt. 3, Little Marrowbone Creek Rd., Ashland City, Tn. 37015
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILL C. RICHARDS AND WIFE, JACQUELINE F. RICHARDS, their *heirs and assigns, forever.*

And we *do covenant with the said* WILL C. RICHARDS AND WIFE, JACQUELINE F. RICHARDS *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* WILL C. RICHARDS AND WIFE, JACQUELINE F. RICHARDS their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 3rd *day of* May, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Katherine Natalia Emmons

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5884 PAGE 858

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Blake Emmons and wife, Katherine Natalia Emmons

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 3rd day of MAY, 1982.

Notary Public.

Commission Expires 1/20/82

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

TO

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 13 9 31 AM '82
IDENTIF. REFERENCE
G 9: 1: 0: 9 4:

BOOK 5884 PAGE 859

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5884 PAGE 860

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			103600.00- CO	
			265.36 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	281.86-
68USA05/13/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9.1.0.9.4

IDENTIF. REFERENCE

MAY 13 9 31 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 880844